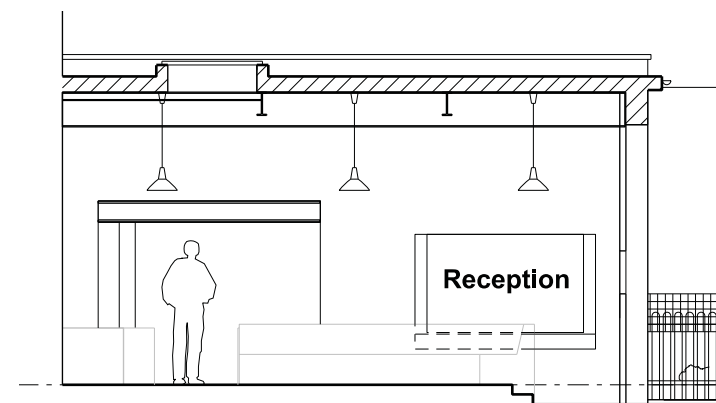
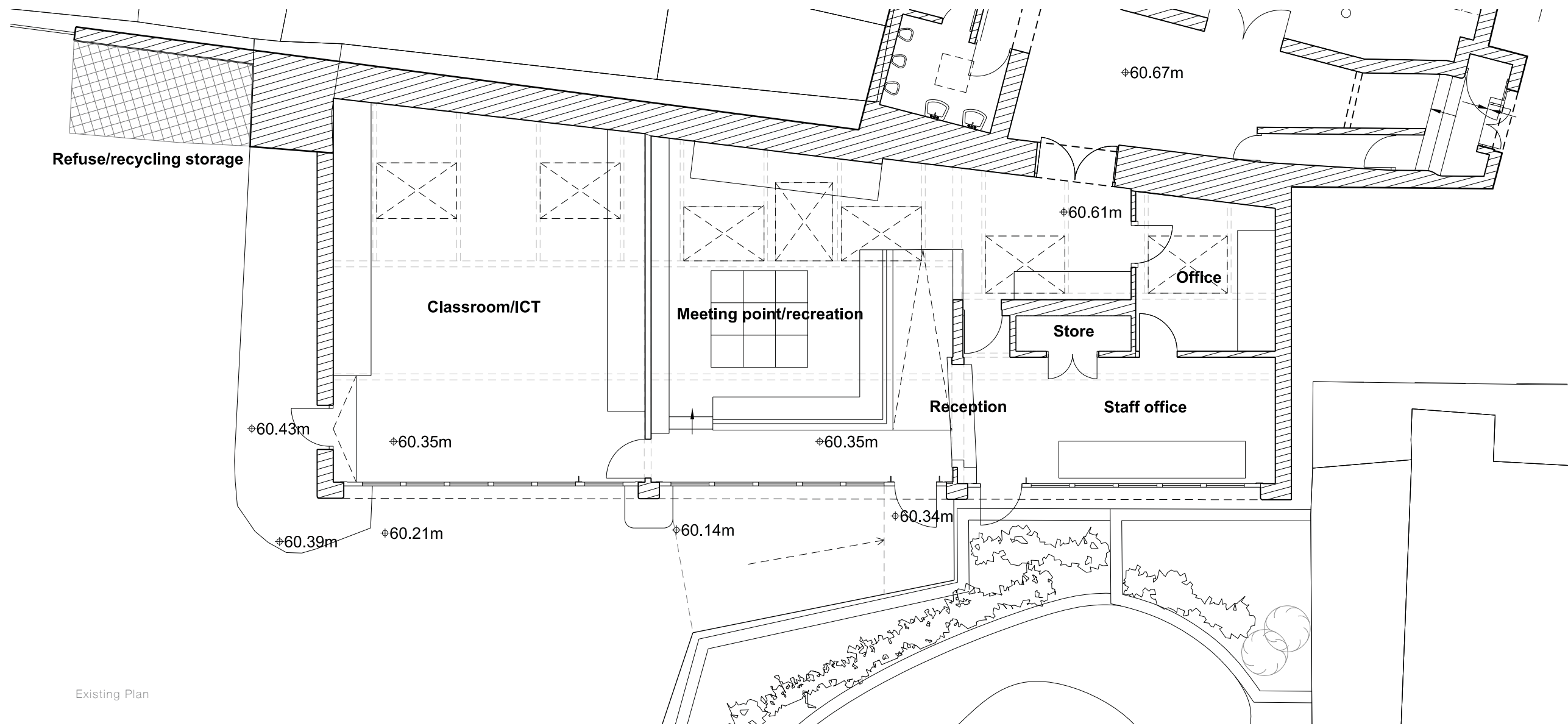




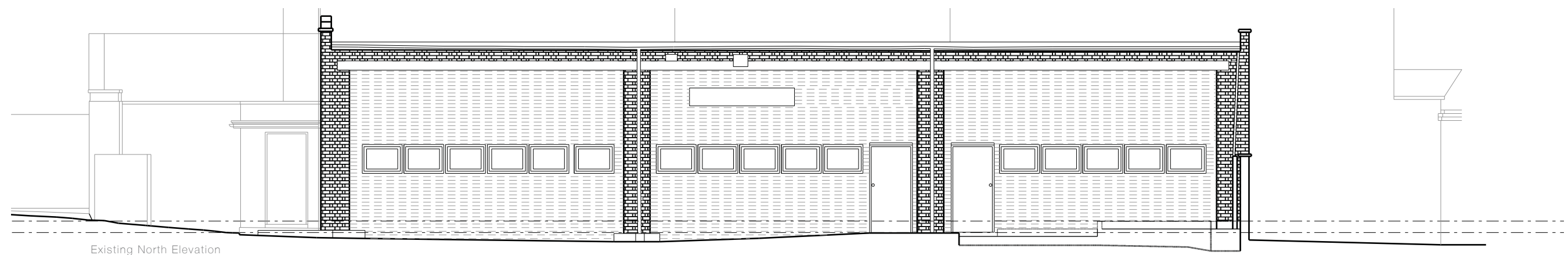
Existing East Elevation



Existing Cross Section

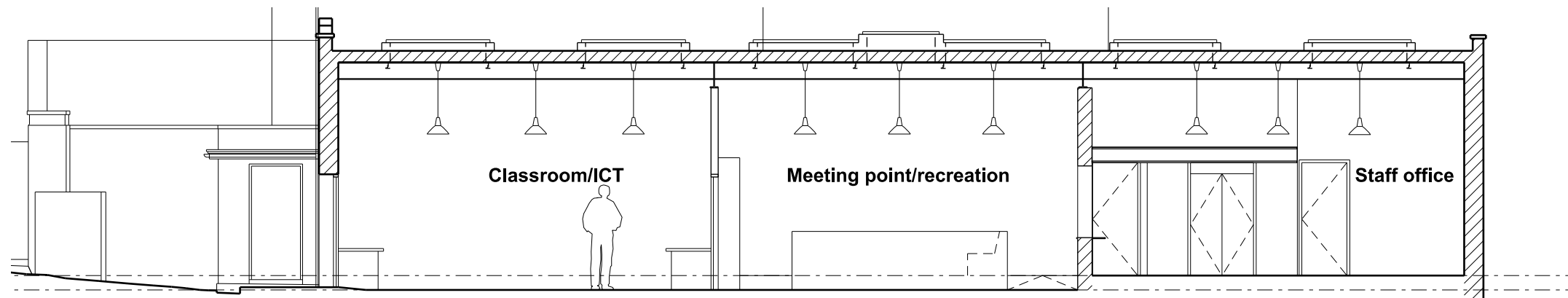


Existing Plan



Existing North Elevation

6.0 DESIGN STATEMENT



Existing Long Section

6.1 ANALYSIS OF THE EXISTING FRESH YOUTH ACADEMY

The existing Fresh Youth Academy is divided into 3 large bays, which reflect its former life as a salvation army truck garage.

The west bay contains the Classroom/ICT space. This space is oversized as a classroom which accommodates small class sizes. Computers are only positioned down two sides.

The central bay contains the Meeting Point / Recreation space and the entrance door. There is built in seating around a sunken 'dance floor' feature, a storage wall, and some desk space.

The east bay contains the staff offices with a reception window overlooking the entrance and the hall that connects to the mission hall.



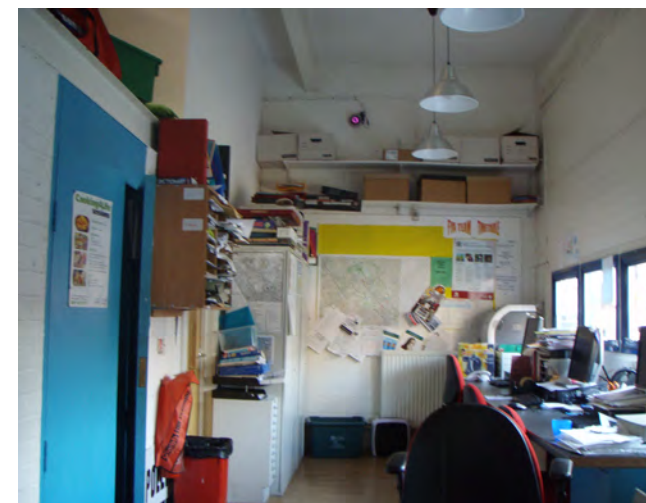
Hall connecting Fresh Youth Academy to Mission Hall



Classroom / ICT

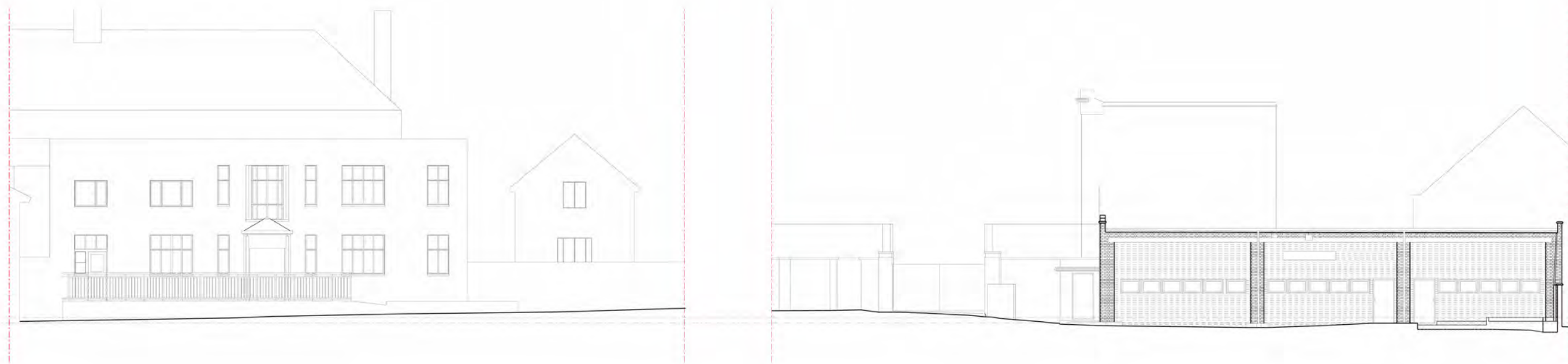


Meeting Point / Recreation



Staff Office

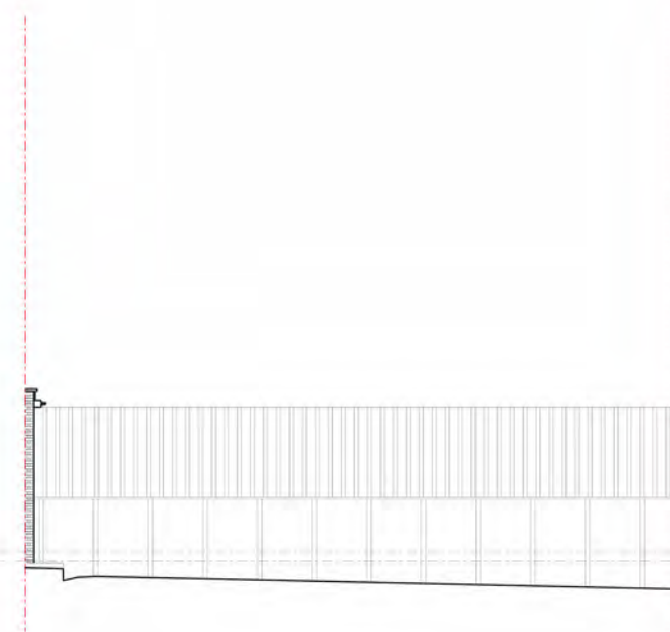
HIGHGATE NEWTOWN COMMUNITY CENTRE
EXISTING SUITE OF BUILDINGS



East elevation - Community Centre



South elevation - Fresh Youth Academy



West elevation - Children's Playground



North elevation - Community Centre

6.2 EXTERNAL PROPOSALS

The development of the design has responded to emerging ideas and constraints. The proposals have gone through a number of iterations in response to the brief and have developed in response to comments from the client, the London Borough of Camden and from public consultation.

The Fresh Youth Academy creates a suite of buildings serving the public along with Highgate Newtown Community Centre. The buildings wrap around three sides of a courtyard and the predominant material is brick.

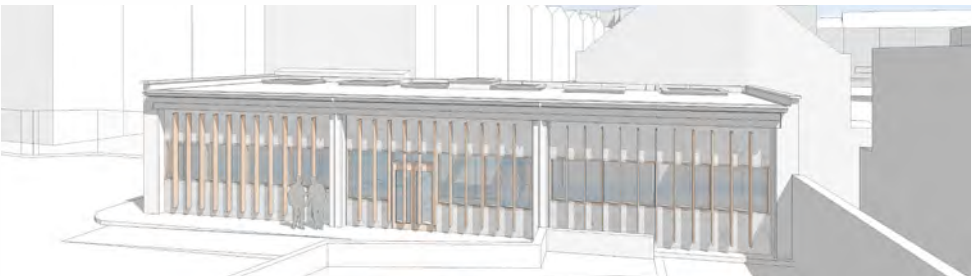
Therefore the current proposals keep the four brick piers on the South Courtyard elevation and retain the all brick finish of the West Bertram Street elevation. The three bays of the South Courtyard elevation are in filled with a stud frame clad in cementitious board. Timber framed windows run in a ribbon across all three bays. The building is entered via a timber framed glass double doors within the central bay. The glass and the cladding are protected by 38mm x 235mm vertical timber louvres that offer solar shading and privacy as well as unifying the facade across the three bays. The brick West Bertram Street elevation is left largely untouched. The door is replaced within a widened opening the redundant vent pipe is removed.

All the external materials are self finished so they do not have any coatings applied to them. This makes them durable, low maintenance and ensures that they will weather gradually. For example the untreated timber will turn to a pale grey over time. The material aesthetic is a natural robust palette of red common brick, grey/blue engineering brick both in English cross bond with pale grey cementitious board and pale grey louvres.

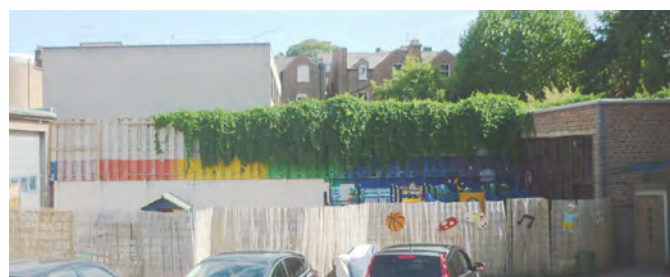
HIGHGATE NEWTOWN COMMUNITY CENTRE
PROPOSED SUITE OF BUILDINGS



East elevation - Community Centre



South elevation - Fresh Youth Academy



West elevation - Children's Playground



North elevation - Community Centre



Existing external view - taken from the 1st floor window above the entrance of the Highgate Community Centre



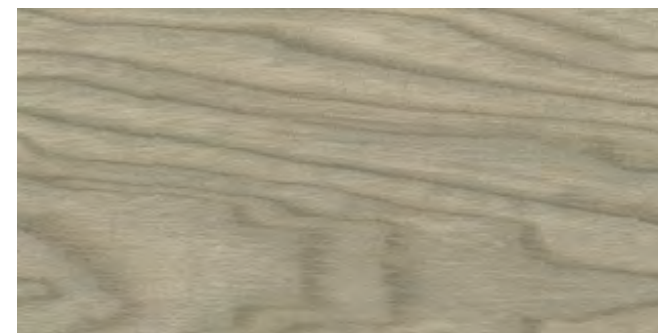
Brick - existing material



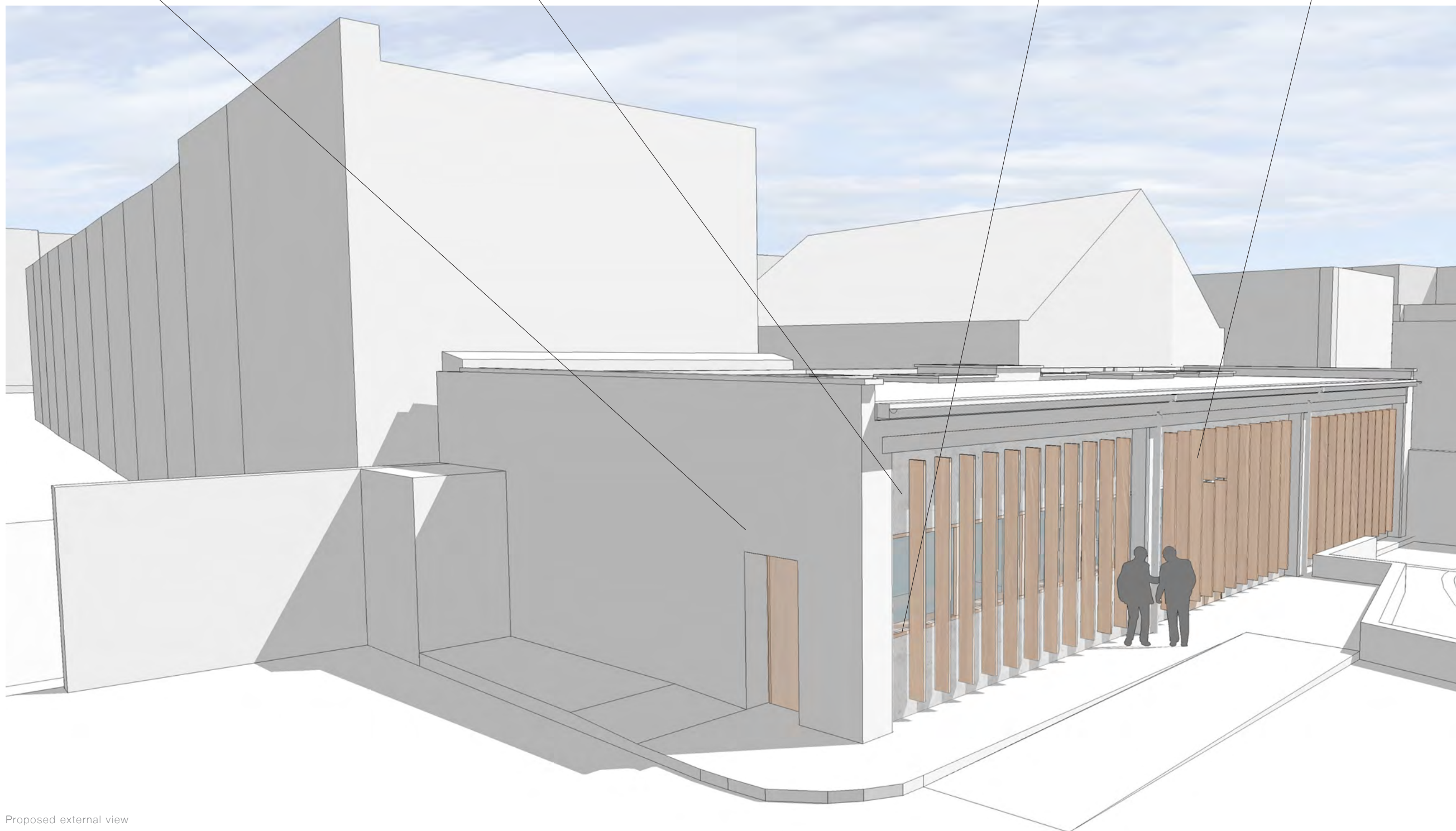
Cementitious board



Timber framed windows and doors



Timber



Proposed external view



Existing external view - taken from the roof of the nursery



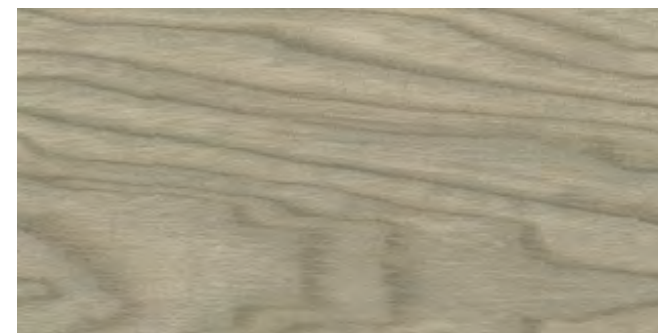
Brick - existing material



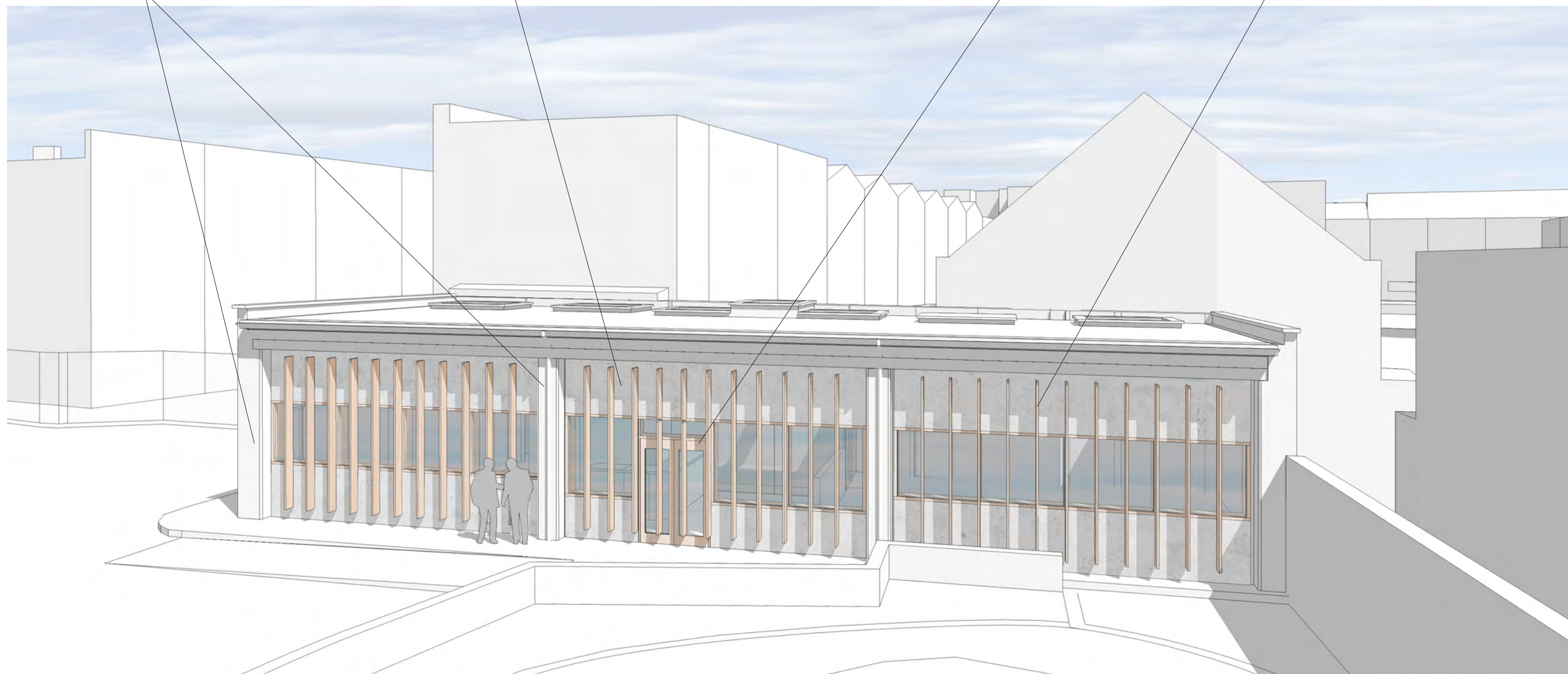
Cementitious board



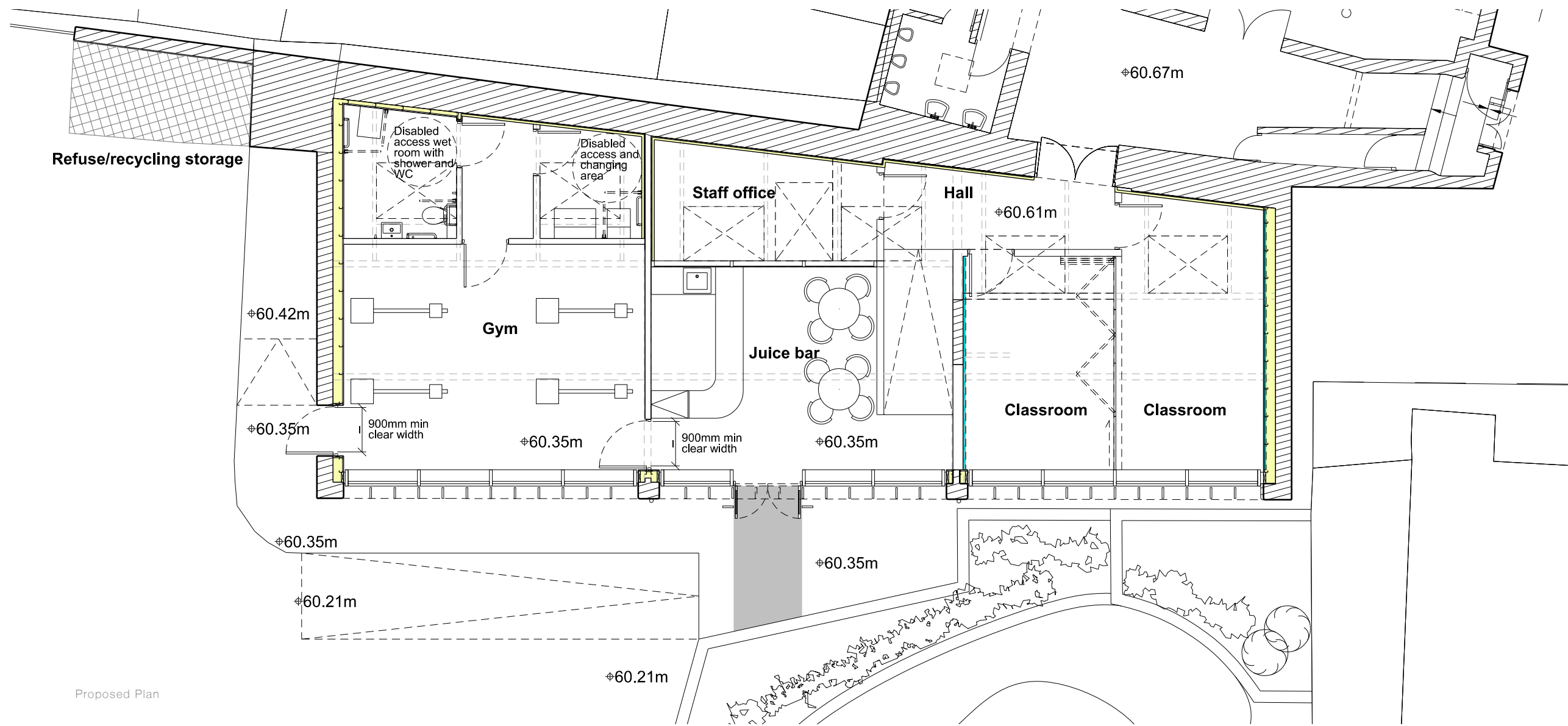
Timber framed windows and doors



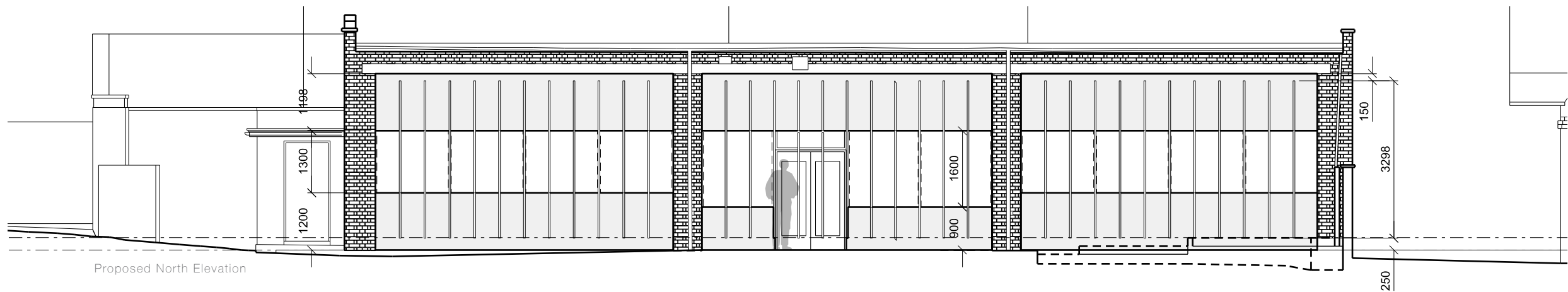
Timber



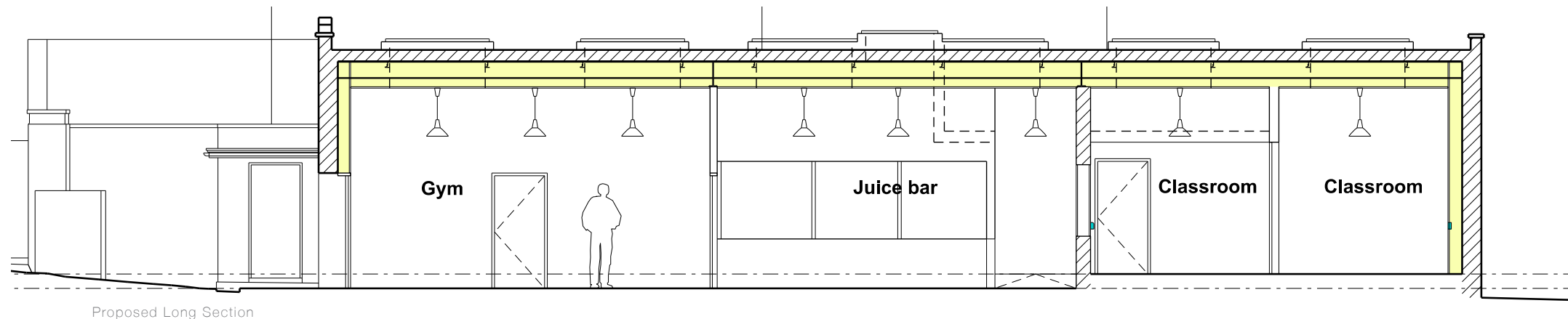
Proposed external view



Proposed Plan



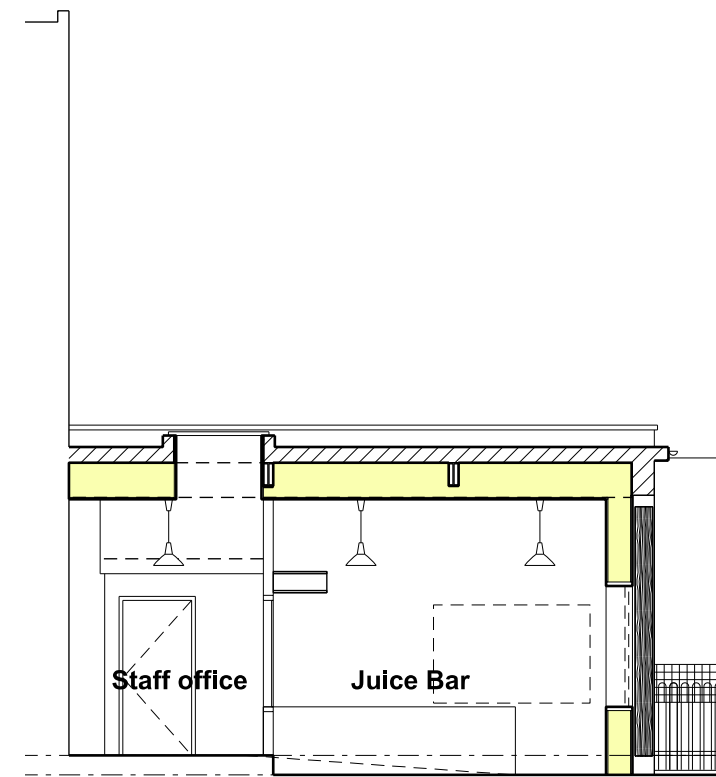
Proposed North Elevation



Proposed Long Section



Proposed East Elevation



Proposed Cross Section

6.3 INTERNAL PROPOSALS

New insulation will be added internally to reduce heat loss in winter by forming a continuous thermal barrier – this is indicated in yellow on the plan and cross section. The new facade is insulated internally within the depth of the stud frame which is finished in plasterboard. A new suspended ceiling is formed in line with the bottom of the deepest steel beams of the roof. The 430mm deep insulated ceiling is formed by timber frame and finished in plasterboard. Existing hanging light fixtures are proposed to be reused. The existing masonry East, West and North walls will be internally insulated. The existing bays of the South elevation are filled in with metal 'up and over' sliding door system which is only 80mm thick. The doors are made of composite metal panels and contain minimal insulation. The doors are also not well thermally sealed. The new 350mm wall build up will be a significant improvement. Lining the ceiling will also be a major enhancement because heat rises and it is the largest external face of the building.

Internal plan layout

The two internal cross walls that divide the building into three bays are retained. The gym is located on the west bay of the building with its changing facilities. The gym and changing facilities are larger than the former gym on Chester Road.

The juice bar becomes the central hub of the building, accessed straight from the entrance. The former function of a central recreation / meeting space is retained. A stud partition with internal windows contain the staff offices that overlook the juice bar. The ramp leads up to the Mission Hall to the north.

The East bay is reconfigured to contain two classrooms that can be joined via a sliding partition to create a single large teaching space. Two classrooms replace the former oversized classroom allowing more classes to be programmed simultaneously.

The design seeks to maximise daylight throughout the building. All existing roof-lights have been retained. This along with increased areas of glazing on the courtyard elevation will provide good levels of natural light.

7.0 ACCESS STATEMENT

6.1 INTRODUCTION

In accordance with Replacement UDP policy SD1C, the development meets the highest standards of access and inclusion.

The development considered the needs of disabled and older people, children, carers of young children and others often excluded. The design of the environment ensures that everyone can access and benefit the full range of opportunities available.

- The Policy Framework is formed by the relevant national, regional and local policies:
- PPG13: Transport (April 2001)
 - Manual for Streets (March 2007)
 - DfT Guidance on Transport Assessment (March 2007)
 - Inclusive Mobility (2005)
 - The London Plan (2004)
 - London Borough of Camden Replacement Unitary Development Plan (June 2006)
 - Camden Walking Plan (2006)
 - Camden Cycling Plan Fourth Review (2008)
 - Camden Local Implementation Plan (October 2005)
 - Camden Interim Parking and Enforcement Plan (October 2005)

6.2 TRANSPORT & PARKING

PUBLIC TRANSPORTATION

Access to public transport from the site is currently good, with bus services, London Underground stations and rail stations all within a 15 minute walk. It has a Public Transport Accessibility Level (PTAL) rating of Moderate to Good.

WALKING AND CYCLING

There is an existing public right of way adjacent to the site connecting Chester Road and Croftdown Road. There is also pedestrian and cycle access from Bertram Street.

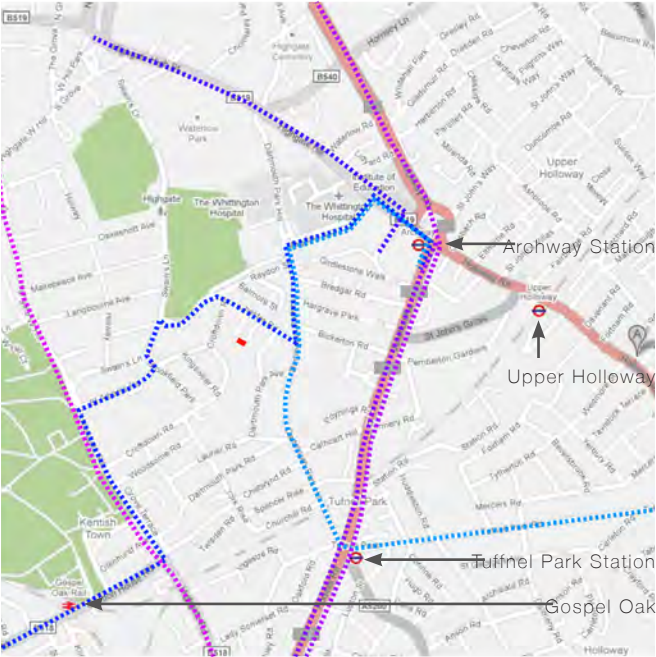
6.3 SERVICE ACCESS / DELIVERIES / EMERGENCY ACCESS

Service, delivery and emergency access will continue to be made from Bertram Street.

6.4 INCLUSIVE ACCESS

Highgate Newtown Community Centre provides high standards of accessibility both to the building and within. The buildings will satisfy the requirements of the Building Regulations and the Disability Discrimination Act (DDA) 1995 as amended by provisions that came into force in October 2004 to provide for access for both able and less able bodied people.

- The design complies with the following standards and legislations:
- Building Regulations Part M
 - BS 8300: 2001 (amendment 1)
 - Disability Discrimination Act 1995 (DDA)
 - Building Regulation Part B / BS 5588:1999
 - The Human Rights Act 1998



- C11
- 214
- 4
- 143
- 390
- 134

APPROACH / ENTRANCE

The main approaches to the building are accessible to all users, providing access into all areas of the scheme.

- The building has one entrance point.
- The main front entrance on the south facade via a very gradual ramp from the courtyard level.

CIRCULATION

Corridors within the building have a minimum width of 1200mm.

Dimensions of the ramps and landings comply with the guidance. Continuous handrails are fitted at a suitable height on each side of the flight to help people with visual or mobility impairments. Level landings are located at the top and bottom of each flight.

All internal doors will be designed with level thresholds, suitable widths and accessible ironmongery in alignment with good practice guidance and the requirements of the Building Regulations.

SANITARY ACCOMMODATION

All sanitary accommodations will comply with the recommendations of BS 8300:2001 and statutory regulations.

Both the Wet room with WC and the changing room, have clear room for a wheelchair turning circle free of door swings and sanitary units.

A new disabled access WC and changing block including hoist and change bed is currently being installed in the Highgate Newtown Community Centre just opposite the Fresh Academy. This can be used by extremely impaired gym users.

LIGHTING

The interior lighting design shall be in accordance with the following standards and recommendations:

- Statutory and Local Authority Regulations
- British Standards Institute
- CIBSE Codes for Interior Lighting
- Building Regulations Approved Document L
- Secured by design requirements

FLOODLIGHTING

The external lighting design shall be in accordance with the following standards and recommendations:

- Statutory and Local Authority Regulations
- British Standards Institute
- CIBSE Guides
- CIBSE Lighting Guide LG6: The Outdoor Environment, Educational precincts.
- ILE Guidance: Prevention of Light Pollution
- BS 5489 Road Lighting (class S3)
- BS EN 13201 Road Lighting Performance Requirements
- Requirements of local Planning Department (through liaison)
- Association of Chief Police Officers "Secure by Design"

External lighting will provide safe access to and from the buildings during the hours of darkness and create a safe and secure environment around the building.

SIGNAGE

Emergency exit signs are located in the building to provide clear and unambiguous directional information. The size of the signage will suit the viewing distances and where these are exceeded additional signs shall be provided. Signs are positioned to recommended heights to meet viewing requirements.

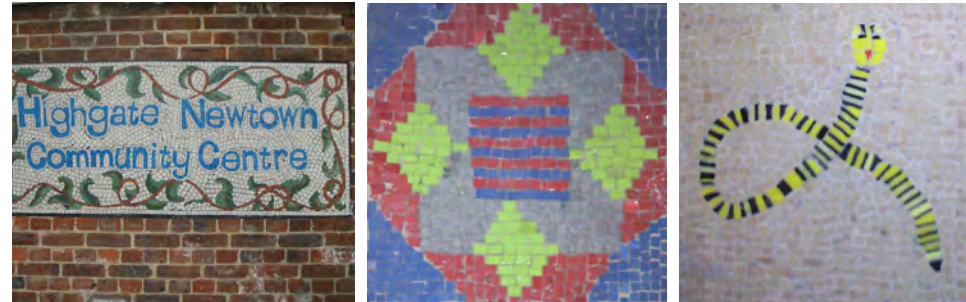
DISABLED USE

The layout, entrances and circulation areas are designed to facilitate use of the elderly and the disabled.

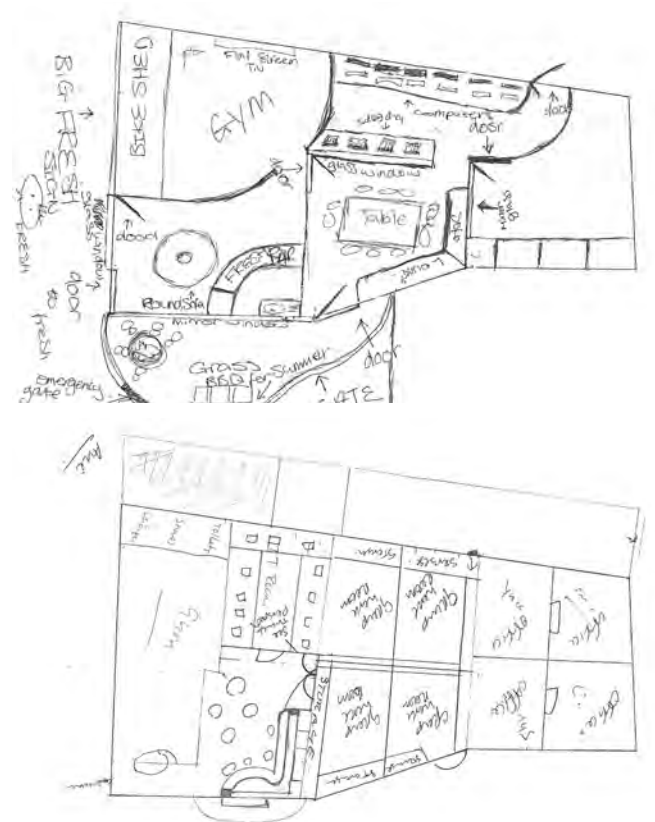
8.0 PUBLIC CONSULTATION



Rick Mather Architects holding a workshop with class at Brookfield Primary School



Integrate 'Stepping Stones' within landscape design



Community Centre youth sketches for new Gym and Juice Bar

Back ground

Our proposal to redevelop the Fresh Youth Academy has evolved from the consultations we have carried out with residents in the Chester Balmore area and the redevelopment proposals for the Chester Balmore estate.

Highgate Newtown has 2 providers of services targeted at young people 13 – 19 and 13 to 25 for young people with impairment.

- The youth service which delivers generic and specialist programmes from a building that is separate from but within the grounds of and managed by HNCC
- HNCC which runs a juice bar and gym and a youth employment support and health programme from one of the shop units on Chester Road that will be demolished as part of the Chester Balmore regeneration programme

Early Consultation

Community wide consultation about the proposals for regeneration of the site took place during the periods July to November 2008 and January to June 2009. During the consultation residents expressed concern about the loss of the Juice bar and Gym and the impact this would have on services to young people in the area.

1. Consultation 2008 22 (7.5%) comments concerned Fresh directly , as well as 45 (15.5%) community safety which included views about some young people's engagement in ASB, and 11(3.8%) community facilities. 23 comments mentioned the area as a crime hotspot, or referred to crimes such as robberies and drug dealing. 9 comments referred to concerns about "gangs" and young people loitering around the site, and causing problems which make residents feel unsafe. 7 comments were opposed to having a similar provision included in the redevelopment or relocating the FRESH gym provision to Highgate Newtown Community Centre i.e.:
"Fresh should be part of the Community Centre – Kids hanging round the front of it"
"FRESH is encouraging teens to hang around – relocate to community centre?"

Opposition to FRESH seems to be linked to concerns expressed regarding community safety. A further 9 comments have been recorded expressing concerns about "gangs" and young people loitering in front of the shops. 7 comments referred to a need for Youth provision in the area. However these did not specify that the provision should be on site i.e.

"Estate Regeneration Team really need some sort of youth club for children and teenagers"

6 comments explicitly stated that FRESH should remain part of the development. i.e.

"Provision for Highgate Newtown Neighbourhood Partnership – Fresh needs to be the same or better"

The "juice bar" should have a bigger place, the staff are fantastic people, they deserve better."

2. Consultation 2009 Residents remained mixed as to whether Fresh should remain in the new development.
3. Outcome In May 2010 following discussions with HNCC, IYSS and young people Camden proposed to address the issues raised as part of the 2009 and 2008 consultations by
- Incorporating the juice bar and gym into the Fresh Youth Academy – addressing concerns about young people hanging around on Chester Road
 - Increasing the amount of space available for the gym – improving the quality of service provided
 - Creating a facility that will be a centre of excellence for young people with impairment - improving the quality of service and reach of existing services
 - Creating more sustainable services
1. By bringing delivery of services for young people under one roof and reducing overheads
2. Considerable investment in the building used by young people improving the physical environment for delivery of services and reducing overheads
3. Shared use of Gym and Juice bar for wider community and resident use raising income for HNCC
4. Embedding locally based youth provision through substantial capital investment in the service and creation of centre of excellence

Recent Consultation

In September 2010 as part of the general consultation on the proposals for regeneration residents were asked:

Do you think that our proposals for the redevelopment of the juice bar and youth academy are an improvement on existing provision?

94.7 % answered yes

5.3 % answered no

In November we knocked on the doors of residents of Bertram Street and Winscombe Street. We spoke to 24 residents only 1 opposed the proposal but many raised problems linked to the use of the centre by both the private hire and academy. Residents are keen to see improved services for young people but unhappy at being the focus of ASB perpetrated by users of the centre and would like this to be more actively dealt with. They expressed concern about the impact of increased use of the youth academy at night.

Residents that did not answer the door were left a leaflet inviting them to one of 2 workshops to discuss the proposed redevelopment of the youth academy. Over 1000 residents in the area received a copy of the Link in November which included information about the workshops on the community facility proposals.

Workshops were held on 18th and 23rd of November at offices on 66 Chester Road. 6 people attended the 2 sessions. Attendees supported the proposal and redevelopment of the academy but again raised concerns about the management (current and future) of both young people accessing the academy and parties hiring the centre at weekends and the ASB that is linked to adults and youths coming to and from the centres.

Young people have been involved in the design of the new space. In early summer 2010 they made some design suggestions which were used by the architects to prepare their proposal. Service heads met to identify service priorities that needed to be reflected in the design of the new centre June to July 2010. Young people were consulted on the design proposal in November 2010. Some of their suggestions have informed the final proposal.

APPENDIX A - PLANNING DRAWINGS

EXISTING

1002 EXISTING LOCATION PLAN

1010 EXISTING SITE PLAN

- 1100 EXISTING GROUND FLOOR PLAN
- 1105 EXISTING COURTYARD ELEVATION
- 1106 EXISTING BERTRAM STREET ELEVATION
- 1110 EXISTING SECTION A
- 1111 EXISTING SECTION B
- 1112 EXISTING SECTION C

PROPOSED

1011 PROPOSED SITE PLAN

- 1200 PROPOSED GROUND FLOOR PLAN
- 1205 PROPOSED COURTYARD ELEVATION
- 1206 PROPOSED BERTRAM STREET ELEVATION
- 1210 PROPOSED SECTION A
- 1211 EXISTING SECTION B
- 1212 EXISTING SECTION C